

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



January 20, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mlg*
Zoning Administrator

SUBJECT: Proposed load increase to an existing apartment building. The structure is located at
1865 Newton Street, NW
Lot 0100 in Square 2616
Zoned R-4
DCRA File Job #B1106354
DCRA BZA Case #FY-12-11-Z

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Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to § 401.11 to increase the number of dwelling units for an existing apartment building in R-4 Zoning District. (§ 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18350

EXHIBIT NO. 5

(Permit #B1106354) FY12-11-Z

NOTES AND COMPUTATIONS

ADDRESS: 1865 Newton St NW

LOT(S): 0100

SQUARE: 2616

Apartment
Building

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	3600 Sq. Ft.		3250 Sq. Ft.	350 Sq. Ft.	9.7 %
LOT WIDTH	N/A		25 Ft	N/A	
LOT OCCUPANCY (60%)		1950 Sq. Ft. (Max. 60 %)	912.25 Sq. Ft. (28.1%)	N/A	
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES		1	2	N/A	
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		15'		
REAR YARD	20 Ft. min.		72 Ft.	N/A	
SIDE YARD	N/A		N/A		
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		

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